

BOARD OF APPEAL REFERRALS

June 10, 1982

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MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

June 10, 1982

Hearing: 6/15/82

Z-5628
George Morapi
1960-1964 Washington Street, Boston
at Thorndike Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

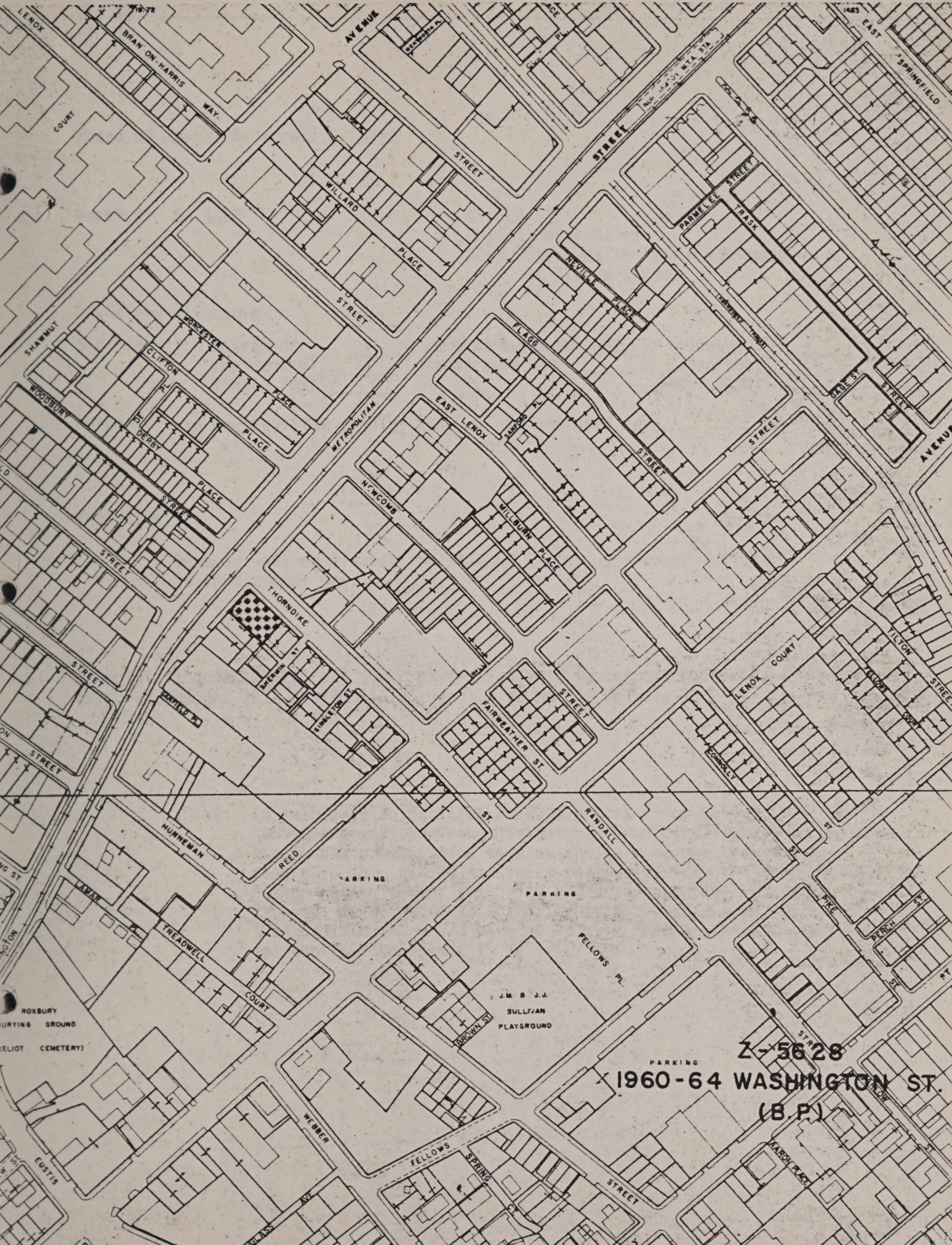
Purpose: change occupancy from storage and furniture sales to private club.

Violation(s):
Section

Private club is conditional use.

Washington Park Athletic Association, Inc., a nonprofit organization, has apparently operated at site for one year. Petitioner states club is involved in youth programs. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-5628, George Morapi, 1960-1964 Washington Street, Boston, for a conditional use for change of occupancy from storage and furniture sales to private club in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the approval expire in one year and applicant reapply at that time, to permit community review and response.



Z-5628

1960-64 WASHINGTON ST.

(B.P.)

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5629
Durfee Motor Sales
1065 Commonwealth Avenue, Brighton
at Alcorn Street

One-story structure

District(s):	apartment_____	general business <u>B02</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for display-sale of new and used cars.

Violation(s):

Outdoor sale or display for sale of new or used motor vehicles
is conditional use.

Proposal is adjacent to and would have an adverse impact on Authority-approved Chapter 121A residential project. Recommend denial.

VOTED: In reference to petition Z-5629, Durfee Motor Sales, 1065 Commonwealth Avenue, Brighton, for a conditional use to use premises for display and sale of new and used cars in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Proposal is adjacent to Authority-approved Chapter 121A project and would have an adverse impact on its residential occupants.

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5634

Hemenway Agency Trust
 Alan Blackman, Managing Agent
 91-95 Westland Avenue, Boston
 at Hemenway Street

Eight-story structure

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from 93 apartments, 59 lodging house rooms, gift shop, doctor's office, three offices, drug store, and beauty parlor, to 104 apartments, 47 lodging house rooms, drug store, doctor's office, gift shop, and office.

Violation(s):

Section

Dwelling converted for more families which does not meet open space requirements is forbidden use.

Change in nonconforming use.

Open space is insufficient.

Conversion of lodging rooms to apartments will upgrade facility. Recommend approval with proviso.

VOTED: In reference to petition Z-5634, Hemenway Agency Trust, 91-95 Westland Avenue, Boston, for a forbidden use, change in nonconforming use, and variance for change of occupancy from 93 apartments, 59 lodging house rooms, gift shop, doctor's office, three offices, drug store, and beauty parlor to 104 apartments, 47 lodging house rooms, drug store, doctor's office, gift shop, and office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



91-95 WESTLAND AVE
(B.P.)
Z-5634

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5645

Carlo Parisi

153 Walworth Street, Roslindale
at Roslindale Avenue

2½-story structure

District(s):	apartment	general business	industrial
	residential R-.5	local business	waterfront
	single family		manufacturing

Purpose: change occupancy from one-family dwelling to day care center.

Violation(s):
Section

Day care center for 25 children is conditional use.

Site is inappropriate, located at busy intersection of three streets. Yards on this triangular-shaped lot are too small for child recreation purposes. Neighborhood opposition exists. Recommend denial.

VOTED: In reference to petition Z-5645, Carlo Parisi, 153 Walworth Street, Roslindale, for a conditional use for change of occupancy from one-family dwelling to day care center for 25 children in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate, located at busy intersection of three streets. Yards on this triangular-shaped lot are too small for child recreation purposes.



Z-5645
153 WALWORTH ST
(ROS.)

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5646
Sigrido P. Class
7 Blue Hill Avenue, Roxbury
near Dudley Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two-car garage to sale, installation,
and repair of used tires.

Violation(s):

Section

Sale and installation within a building of used tires is
conditional use.

Proposal would increase traffic problems at the critical intersection of
Blue Hill Avenue and Dudley and Hampden Streets. Site is too small to
provide parking. Exterior storage of tires creates unsightly condition.
Recommend denial.

VOTED: In reference to petition Z-5646, Sigfrido P. Class,
7 Blue Hill Avenue, Roxbury, for a conditional use
for change of occupancy from two-car garage to sale,
installation, and repair of used tires in a local
business (L-1) district, the Boston Redevelopment
Authority recommends denial. Proposal would increase
traffic problems at the critical intersection of Blue
Hill Avenue and Dudley and Hampden Streets. Site is
too small to provide parking. Exterior storage of
tires creates unsightly condition.



7 BLUE HILL AVENUE
Z-5646
(ROX)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5647

Church of Christ in Dorchester
179 Glenway Street, Dorchester
near Harvard Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

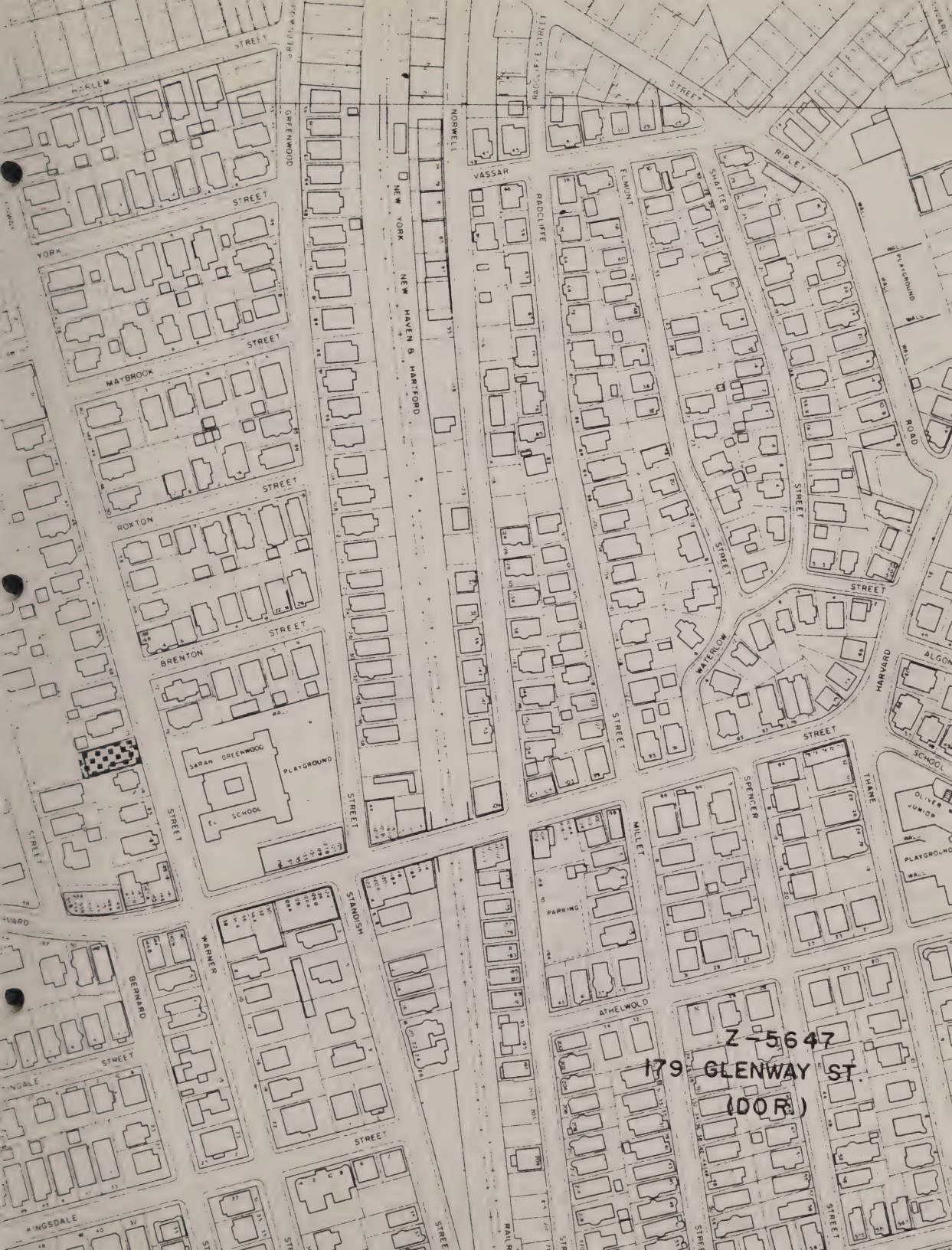
Purpose: change occupancy from private school to church;
erect one-story addition.

Violation(s):

Front yard is insufficient.

Addition will provide porch, foyer, and rest rooms. Yard violation will not have an adverse impact. No objections. Recommend approval.

VOTED: In reference to petition Z-5647, Church of Christ in Dorchester, 179 Glenway Street, Dorchester, for a variance to change occupancy from private school to church and erect a one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Yard violation will not have an adverse impact.



Z-5647

179 GLENWAY ST
(DOOR)

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5648
John Philopoulos Associates
196-210 Stuart Street, Boston
at Carver Street

Nine-story structure

District(s):	apartment_____	general business B-8-U_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change of occupancy from motel, theatre, restaurant, retail stores,
and garage to motel, theatre, restaurant, retail stores, garage,
and storage of rental motor vehicles.

Violation(s):
Section

Rental agency storing is conditional use.

Approximately 15 cars will be stored in garage. Rental agency use is
consistent with commercial district. Recommend approval.

VOTED: In reference to petition Z-5648, John Philopoulos Associates, 196-210 Stuart Street, Boston, for a conditional use for change of occupancy from motel, theatre, restaurant, retail stores, and garage to motel, theatre, restaurant, retail stores, garage, and storage of rental motor vehicles in a general business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends approval. Rental agency use is consistent with commercial area. Approximately fifteen cars will be stored in garage.



ALLINGTON

PUBLIC GARDEN

BOSTON

COMMON

ROAD

STREET

CENTRAL
BURIAL
GROUND

BOLLISTON

ST JAMES

ATLANTIC

COLUMBUS

CHURCH

AVENUE

STREET

ELLIOT

PARK

SQUARE

PARKING
AREA

WARREN

TREMONT

196-210 STUART ST.

Z-5648

(B.P.)

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

8
Z-5649
McDonald's Corporation
1282-1284 Boylston Street, Boston
at Jersey Street

One-story structure.

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect free-standing sign.

Violation(s):
Section

Free-standing sign not allowed in B-2 district.

It is proposed to erect an 18-foot sign with McDonald's logo on a 6-foot by 8-foot illuminated panel.

This type of sign does not appear to be necessary. Building and existing signs are sufficiently conspicuous to attract pedestrians and motorists approaching from either direction. Community opposition exists.
Recommend denial.

VOTED: In reference to petition Z-5649, McDonald's Corporation, 1282-1284 Boylston Street, Boston, for a conditional use to erect a free-standing sign in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. This type of sign does not appear to be necessary. Building and existing signage are sufficiently conspicuous to attract pedestrians and motorists approaching from either direction. Community opposition existing.



Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5651
Kathleen McKenna
54 Montgomery Street, Boston
near Dartmouth Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - four apartments and two lodging units;
erect one-story addition.

Violation(s):
Section

Roofed access structure which alters profile of building is
conditional in restricted roof structure district.

Addition, enclosed roof access structure, will be set back over 20 feet
from front of roof and will not be visible from street. Recommend approval
with proviso.

VOTED: In reference to petition Z-5651, Kathleen McKenna,
54 Montgomery Street, Boston, for a conditional
use to legalize occupancy for four apartments and
two lodging units and erect a one-story addition
in an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval pro-
vided plans are submitted to the Authority for
design review.

[illegible]

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5652
Frederick Washington
276 Columbia Road, Dorchester
near Intervale Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from restaurant to auto repair service and contractor's office.

Violation(s):
Section

Repair shop garage is conditional use.

Structure originally constructed for gas service station, which operated at the site approximately thirty years. Repair garage is existing. Appellant will discontinue paving contracting operations. No objections from neighbors. Recommend approval.

VOTED: In reference to petition Z-5652, Frederick Washington, 276 Columbia Road, Dorchester, for a conditional use for change of occupancy from restaurant to auto repair service and contractor's office in a local (L-1) district, the Boston Redevelopment Authority recommends approval. Structure originally constructed for gas service station, which operated at the site for thirty years. Repair garage is existing. Appellant will discontinue paving contracting operation.



Z-5652
276 COLUMBIA RD.
(DOR.)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5655
Joseph A. Ciliberti
90-92 Harriet Street, Brighton
near South Hobart Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect shed dormer addition to two-family dwelling.

Violation(s):

Floor area ratio and height of building are excessive.

Addition existing. No significant impact. Recommend approval with proviso.

VOTED: In reference to petition Z-5655, Joseph A. Ciliberti, 90-92 Harriet Street, Brighton, for two variances to erect shed dormer addition to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided existing dormer addition is painted to match dwelling.



5655

90-92 HARRIET ST (BR)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5656
Battery Trust - Nikola Marincic, Trustee
1636 Hyde Park Avenue, Hyde Park
near Reservation Road

One-story structure

District(s):	apartment _____	general business _____	industrial I-2 _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from freight terminal, business garage, office and repair shop garage to storage, freight terminal, business garage, office, repair shop garage, waste storage, manufacturing of batteries.

Violation(s):
Section

Any industrial use which is objectional or offensive because of special danger or hazard is a conditional use.

Proposal will include storage of drums containing low-level radioactive waste. Existing concern is eventual flow of waste into Neponset River. Abutters are opposed. Recommend denial.

VOTED: In reference to petition Z-5656, Battery Trust, 1636 Hyde Park Avenue, Hyde Park, for a conditional use for change of occupancy from freight terminal, business garage, office, repair shop garage to storage, freight terminal, business garage, office, repair shop garage, waste storage, and manufacturing of batteries in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Proposal will include storage of drums containing low-level radioactive waste. Existing concern is eventual feed of waste into Neponset River. Abutters are opposed.



Z-5656

1636 HYDE PARK AVE.
(H. P.)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5657
Maria Crawford
6 Derne Street, Boston
near Bowdoin Street

Four-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: increase capacity of lodging house - 14 to 17 lodgers.

Violation(s):
Section

Change in nonconforming use.

No significant impact. Lodging use compatible with Beacon Hill neighborhood.
Recommend approval.

VOTED: In reference to petition Z-5657, Maria Crawford, 6 Derne Street, Boston, for change in nonconforming use to increase capacity of lodging house from 14 to 17 lodgers in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Lodging house use compatible with Beacon Hill neighborhood.



14
Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5659
Sebastian Birritteri
191 K Street, South Boston
near East Third Street

One-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

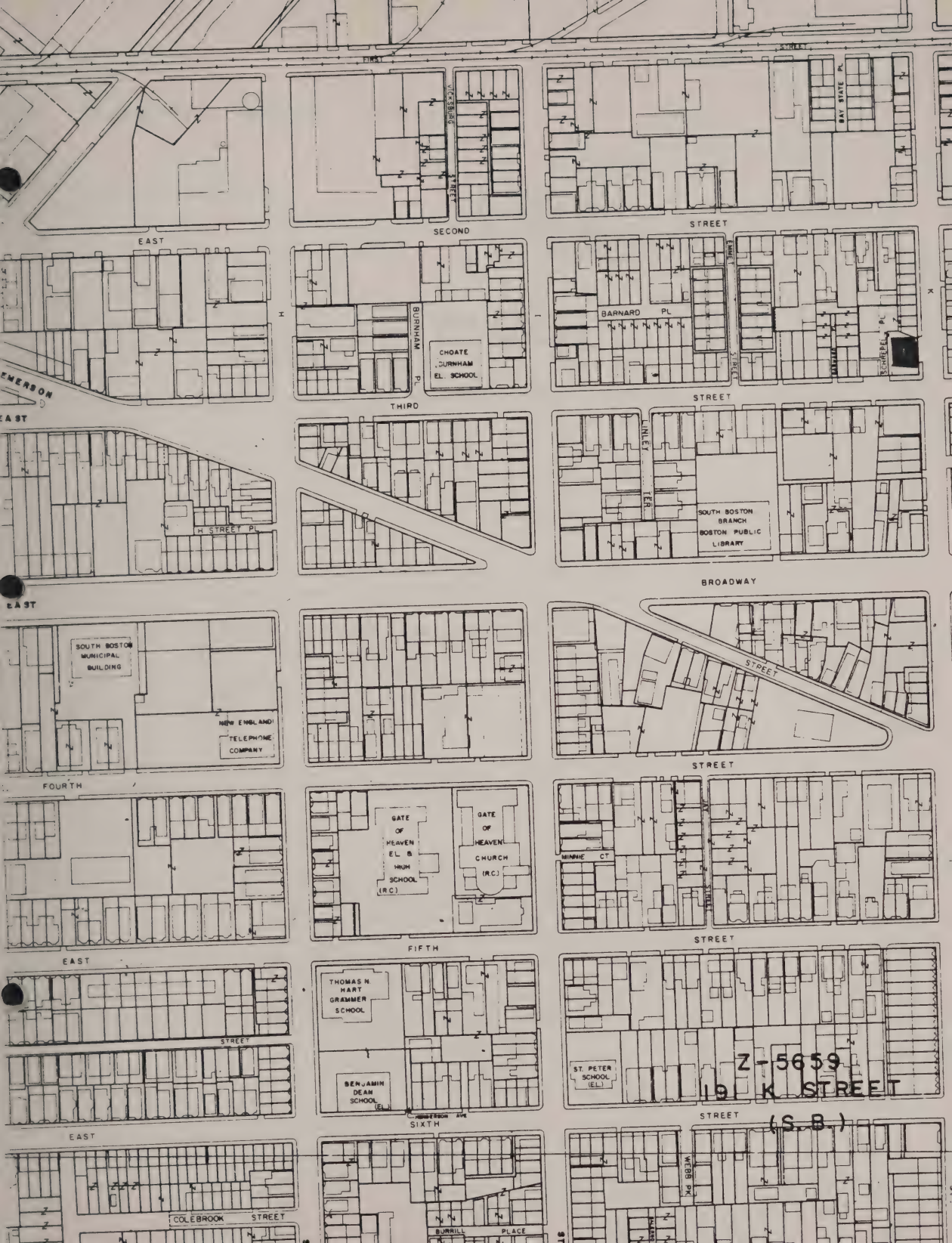
Purpose: change occupancy from repair shop garage, auto body work, and accessory office to repair shop garage, auto body work, accessory office, and indoor display of second-hand motor vehicles.

Violation(s):
Section

Indoor sale and display for sale of motor vehicles is forbidden in an H-1-50 district.

Small building has insufficient space to accommodate additional automotive use, which would have an adverse impact on the primarily residential neighborhood. Neighbors and South Boston Community Development Corporation are opposed. Recommend denial.

VOTED: In reference to petition Z-5659, Sebastian Birritteri, 191 K Street, South Boston, for a forbidden use for change of occupancy from repair shop garage, auto body work, and accessory office to repair shop garage, auto body work, accessory office, and indoor display of second-hand motor vehicles in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Small building has insufficient space to accommodate additional automotive use, which would have an adverse impact on the primarily residential neighborhood. Neighbors and South Boston Community Development Corporation are opposed.



EAST

SECOND

STREET

EMERSON

THIRD

BARNARD PL

CHOATE
CURNHAM
EL. SCHOOL

STREET

H STREET PL

BROADWAY

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

FOURTH

STREET

GATE
OF
HEAVEN
EL. B
HUM
SCHOOL
(R.C.)

GATE
OF
HEAVEN
CHURCH
(R.C.)

MINNIE CT

EAST

FIFTH

STREET

THOMAS H
HART
GRAMMER
SCHOOL

BENJAMIN
DEAN
SCHOOL

ST. PETER
SCHOOL
(E.)

Z-5659

191 K STREET

(S.B.)

EAST

SIXTH

STREET

COLEBROOK STREET

BURNELL PLACE

WEBB PL

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5660
William G. Smith
15 Gilmer Street, Mattapan
near Westmore Road

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):
Section

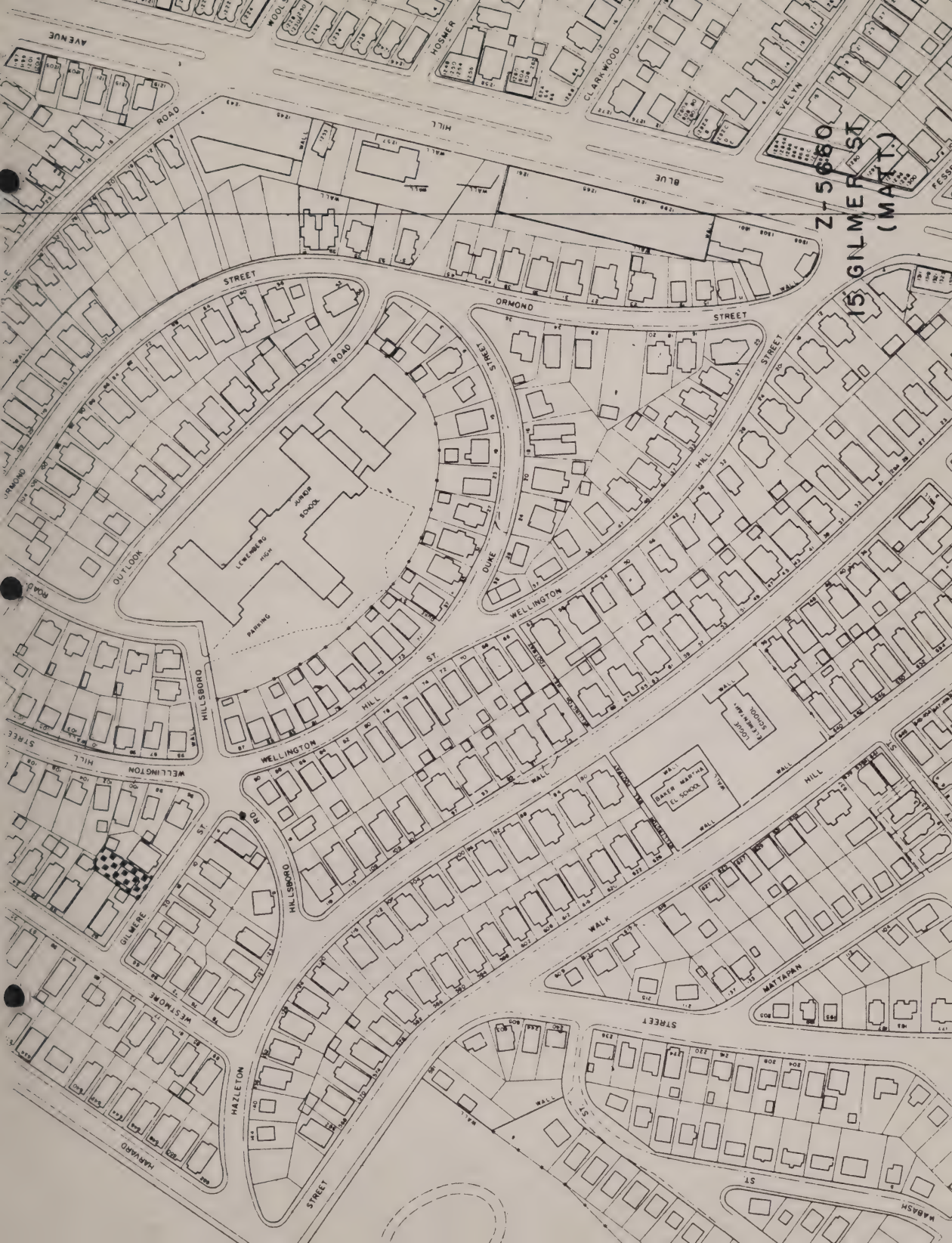
Dwelling converted for more families which does not meet lot area requirements is forbidden use.

Lot area, street frontage, lot width, and front yard are insufficient.

Floor area ratio is excessive.

Proposed third dwelling unit is contrary to one- and two-family residential character of neighborhood. Recommend denial.

VOTED: In reference to petition Z-5660, William G. Smith, 15 Gilmer Street, Mattapan, for a forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed third dwelling unit is contrary to one- and two-family residential character of neighborhood.



Z-5680
15 GILMER ST
(MATT)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5661
Low Cost Housing Corp.
18 Wellington Street, Boston
near Claremont Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling to rooming house
(6 roomers).

Violation(s):
Section

Rooming house is conditional use.

Parcel was conveyed by the Authority to Low Cost Housing in 1973. Proposed conversion is contrary to Land Disposition Agreement. Recommend denial.

VOTED: In reference to petition Z-5661, Low Cost House Corp., 18 Wellington Street, Boston, for a conditional use for change of occupancy from two-family dwelling to rooming house in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Conversion is contrary to Land Disposition Agreement as part of the original conveyance of the parcel by the Authority to Low Cost Housing Corp.



FALMOUTH
CHRISTIAN SCIENTIST
PARK

Z-5661
18 WELLINGTON ST
(B.P.)

WILLIAM E. CARTER

PLAYGROUND

TANK

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5663

Margaret Amelia Realty Trust
 Joseph Antell, Inc. (lessee)
 140 Newbury Street, Boston
 near Dartmouth Street

Four-story structure

District(s):	apartment _____	general business <u>B-3-65</u>	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect sign on face of building; legalize sidewalk display case.

Violation(s):

Outdoor display case is conditional use.

Sign attached to wall located above sills of first level of windows
 above first floor requires Board of Appeal approval.

A kiosk for the other ground-floor tenant already exists on the sidewalk.
 Display case for the second-floor shoe store will be located on sidewalk
 within six feet of building and be built with architecturally similar materials.
 Back Bay Architectural Commission will review and approve display case after
 Board of Appeal decision; however, BBAC has issued a Certificate of Approp-
 riateness for the sign. Recommend approval with proviso.

VOTED: In reference to petition Z-5663, Margaret Amelia Realty
 Trust and Joseph Antell, Inc., 140 Newbury Street,
 Boston, for two conditional uses to erect outdoor dis-
 play case and sign in a general business (B-3-65)
 district, the Boston Redevelopment Authority recom-
 mends approval provided that display case proposal is
 integrated with existing kiosk on street. Back Bay
 Architectural Commission has issued Certificate of
 Appropriateness for sign and has to review display case
 design for appropriateness.

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5682-5683
Loukas Deimezis
540-544 Tremont Street, Boston
at Hanson Street

4- and 3½-story structures

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: expand existing restaurant; change occupancy from lodging house and real estate office to three apartments, antique shop, and restaurant.

Violation(s):

Restaurant is forbidden use.

Extension of nonconforming use.

Proposal will legalize apartment units and antique shop and allow extension of "Icarus" restaurant into former real estate office. Restaurant has existed at site for several years, compatibly with neighborhood. No objections. Recommend approval with proviso.

VOTED: In reference to petitions Z-5682-5683, Loukas Deimezis, 540-544 Tremont Street, Boston, for a forbidden use and extension of a nonconforming use to extend restaurant and change occupancy from lodging house and real estate office to three apartments, antique shop, and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5682-83
540-544 TREMONT ST.
(B.P.)

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5686
Bay State Junior College
65 Anderson Street, Boston
at Pinckney Street

3½-story structure

District(s):	apartment H-2-65	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: change occupancy from school (Carnegie Institute) and apartment to school (Bay State Junior College) and apartment; change sign.

Violation(s):

Change of nonconforming use.

School use has existed at site for many years. Sign over door is appropriate.
Recommend approval.

VOTED: In reference to petition Z-5686, Bay State Junior College, 65 Anderson Street, Boston, for a change in nonconforming use for change of occupancy from trade-professional school and apartment to school and apartment and change sign in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. School use has existed at site for many years. Sign over door is appropriate.

65 ANDERSON ST.
(B.P.)

POND

909

SEE A COM

BLAVE

Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5688

Samir David

21 DeSoto Road, West Roxbury
near Washington Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: combine lots and erect a one-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Addition will provide needed family space. No objections from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-5688, brought by Samir David, 21 DeSoto Road, West Roxbury, for a variance to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

(W. R.)



Board of Appeal Referrals 6/10/82

Hearing: 6/22/82

Z-5689
Boston Motor Hotel Trust
Robert Sage
1271 Boylston Street, Boston
near Yawkey Way

One-story structure

District(s):	apartment_____	general business	B-2	industrial	_____
	residential_____	local business	_____	waterfront	_____
	single family_____			manufacturing	_____

Purpose: change existing motel free-standing sign.

Violation(s):
Section

Free-standing sign not allowed in B-2 district.

It is proposed to replace panel indicating "Fenway Motor Lodge" with one indicating "Howard Johnson's Motor Lodge." Sign has existed for many years in this commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-5689, Boston Motor Hotel Trust, 1271 Boylston Street, Boston, for a conditional use to change existing free-standing sign in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



IPSWICH STREET

STREET

STREET

STREET

STREET

IPSWICH

IPSWICH

IPSWICH

IPSWICH

IPSWICH

PARKING AREA

IVAN NESS

KILMARNOCK

PARKING AREA

MARTIN LUTHER SCHOOL

ST. JOHN'S
MARTIN LUTHER
SCHOOL

PETERBOROUGH

1271 BOYLSTON ST

Z 5689

(B.P.)

DRIVE

ROSE
GARDEN

ST.

PETERBOROUGH

BOYLSTON

Board of Appeal Referrals 6/10/82

Hearing: 6/15/82

Z-5698-5699
 Trustees of Boston University
 590-596 Commonwealth Avenue, Boston
 at Blandford Street

Two three-story structures

District(s):	apartment_____	general business B-4_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two one-story additions; combine buildings and change occupancy from classrooms and laboratories to academic offices, classrooms, laboratories (science center), academic parking, and cinema.

Violation(s):
Section

Degree granting university and academic parking lot are conditional uses.

Use conforms with City—Boston University Cooperation Agreement, and taxes will continue to be paid on the property. Parking lot conversion to park is consistent with existing frontage along the immediate vicinity of Commonwealth Avenue. Recommend approval with proviso.

VOTED: In reference to petitions Z-5698-5699, Trustees of Boston University, 590-596 Commonwealth Avenue, Boston, for four conditional uses to erect two one-story additions, combine buildings, and change occupancy from classrooms and laboratories to academic offices, classrooms, laboratories (science center), academic parking, and cinema in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans including landscaping of former parking lot be submitted to the Authority for design review.



590 596 COMMONWEALTH AV

(B.P.)

2-5698-5699